

APPROVED: Meeting No. 27-96

ATTEST: *Paula J. Jewell*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 21-96

May 6, 1996

The Mayor and Council of Rockville, Maryland, convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on May 6, 1996 at 7:37 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Robert E. Dorsey

Councilmember James T. Marrinan

Councilmember Glennon J. Harrison

Councilmember Robert J. Wright

In attendance: City Manager Rick Kuckkahn, City Clerk Paula Jewell and City Attorney Paul Glasgow. Also in attendance were Community Development Director Neal Herst, Chief of Planning Lisa Rother, Traffic Engineer Joe Cutro, and Assistants to the City Manager Michelle Martin and Thomas Edwin Thomas.

Re: Worksession with King Farm
Developer, Helios/Towle, LLC
(Developer) regarding
development issues.

The Mayor and Council met with Barbara Sears, Attorney for the Developer and other representatives involved with the development of the King Farm: Larry Goldstein, Mark Gregg, Steve Gang, and Wes Guckert. Ms. Sears noted that a number of transportation related issues were raised at the Mayor and Council's April 15, 1996

public hearing on the Concept Plan. The issues outlined in Ms. Sears 5/6/96 letter to the Mayor and Council were discussed.

1. Transportation

- (i) Viability of the Traffic Analysis
- (ii) Impact of King Farm development on College Parkway and the intersection of Maryland Route 28/Research Boulevard
- (iii) Relationship of King Farm development to transit

The Mayor and Council expressed concern that development on the property had a long build-out period. Traffic could have a greater impact than anticipated and planned for. The Annexation Agreement allows for the Developer to proceed ahead based on one traffic improvement study; however, the Mayor and Council feel that the traffic analysis did not adequately forecast the future conditions of traffic, and they expressed a desire for the Developer to make changes now by readdressing the proposed project and the traffic which would generate from approved but not yet built projects.

The County has no detailed plans to develop a transitway at this time; however, a commitment was made to develop some type of mass transit system to run from the Shady Grove Metro to Clarksburg, through the King Farm. In addition, bus service currently provided within the area will be enhanced to meet growth projections, and there is also a quarter of a million dollars available for shuttle buses to transport residents to and from the Shady Grove Metro Station, to and from residences, and to and

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from commercial establishments. The County is also building a new parking garage on land at the Shady Grove Metro as a way to enhance its usability for the community. The Developer is funding costs associated with adding peak hours to bus service trips, and is making a number of physical improvements to mitigate traffic generation and add to traffic capabilities.

2. On-street Parking Issues

The Developers outlined in a memo that only a certain percentage of parking would be on-street and this arrangement would satisfy their parking requirements. The Mayor and Council expressed concern that this would create a situation where residents would be competing with each for parking spaces in front of their homes. The Developers envision nine different parking scenarios based on the type of residences planned (e.g., a single family detached home will have a 2-car garage in the rear and on-street parking in front). The Mayor and Council discussed the following issues:

- (a) Allowing or prohibiting the parking of recreational vehicles on public streets
(If desired, the Mayor and Council could enact a Text Amendment prohibiting this).
- (b) Whether the streets would be public or privately owned and maintained.

3. Environmental Issue - Buffers Along Watts Branch Stream - The Developer will be trying to encourage pedestrian use and have met with Kevin Kelly, the City's environmental consultant, regarding the design of pathways along the stream and stream

buffers. The Mayor and Council expressed a desire to conduct a walking tour of the King Farm and the Watts Branch Stream.

4. Other Issues Requiring Follow-up and Additional Discussion

- (a) Medical Centers - Mayor and Council would like an analysis of why the special exception process is not an acceptable way to approach this use. Staff could look into developing parameters that would prevent a medical center from coming in as a special exception and, after a period of time, modifying itself as another type of use.
- (b) Non-Profit Development - Concern was expressed that non-profit uses not become a significant part of the development on the King Farm. City Attorney Glasgow pointed out that the City could establish a mechanism providing for a payment-in-lieu-of taxes formula if the non-profit development exceeded an established limit.
- (c) Noise levels at Pepco site - Staff to have Montgomery County look at monitoring the noise levels on the Pepco site.
- (d) Stormwater Management Facility - Effective management of the storm water down stream of the farm is needed. In addition, strict monitoring will be required.

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- (e) Proposed Area For Retail Use - Staff can provide Mayor and Council with a list of other retail centers in the City so they can get a better idea of the 125,000 square feet proposed for the King Farm.

Further discussion of the above issues may be needed at a second Worksession with the Developers. Discussion and Instruction to staff on the Concept Plan may take place on May 13, 1996.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting adjourned at 10:00 p.m. to reconvene in General Session on May 13, 1996 at 7:30 p.m. or at the call of the Mayor.